

**REAL ESTATE APPRAISER BOARD  
OCTOBER 18, 2005  
CONFERENCE ROOM C  
LOWER LEVEL, STATE OFFICE BUILDING  
301 CENTENNIAL MALL SOUTH, LINCOLN, NE**

**OPENING**

Chairman Dan Stoeber called to order the October 18, 2005 regular meeting of the Nebraska Real Estate Appraiser Board at 9:00 a.m. Board members Tim Kalkowski, Jim Bain, Kevin Kroeger, Sheila Newell and Dan Stoeber were present. Jill Ekstein, Director, was also present.

**NOTICE OF MEETING**

Chairman Stoeber announced the notice of the meeting was published in the Lincoln Journal Star, a newspaper of general circulation in Nebraska, as required by the public meeting law. The public notice and proof of publication relating to this meeting are attached and made part of these minutes.

**AGENDA**

Chairman Stoeber asked if there were any additions or corrections to the agenda. Kroeger moved to approve the agenda as printed. Kalkowski seconded. The motion carried with Kalkowski, Bain, Kroeger, Newell and Stoeber voting aye.

**GUESTS**

Chairman Stoeber welcomed the guests in attendance. Present were Diane Moore, President of the Moore Group; Cay Lacey; Gary McCormick; and, Ann Brock.

**MINUTES**

Chairman Stoeber asked for any additions or corrections to the minutes of the September 20, 2005 meeting. Newell moved to approve the minutes acknowledging the action on Education will be address in this meeting under unfinished business, item #1. Bain seconded. The motion carried with Bain, Kroeger, Kalkowski, Newell and Stoeber voting aye.

**DIRECTOR'S REPORT**

Director Ekstein reported the renewals were steadily being received. Ekstein informed the Board she had researched some possibilities for changing and improving the website and the appraiser database; however, both options were fairly expensive. She stated she

would continue to use the current database and individually check each appraiser's record as she processed the renewals.

### **CHAIRMAN'S REPORT**

Chairman Stoeber reminded board members that Vice Chairman Kroeger and Director Ekstein would be accompanying him to the AQB and ASB meetings in Washington, D.C. at the end of the month. He stated there will be another implementation meeting in Las Vegas in December.

Stoeber informed the Board the Appraisal Subcommittee Review had been received in the Board office. He stated he had written a response to the letter and mailed it to the ASC earlier in October. Chairman Stoeber and Director Ekstein worked together to respond to the review. In order to comply with the ASC, the Nebraska Real Estate Appraiser Board will have to make changes to the Rules and Regulations as well as the Real Estate Appraiser Act. Chairman Stoeber commented on the ASB USPAP Q&A from October.

### **EXPENDITURES**

Director Ekstein presented the expenditure report for September. She reminded the Board there are still some expenses the Board has approved which have not been posted. Kroeger moved to accept the September expense report. Newell seconded the motion. The motion carried with Kalkowski, Bain, Kroeger, Newell and Stoeber voting aye.

### **UNFINISHED BUSINESS**

#### **Educational Offerings**

Newell commented during the September meeting, the Board tried to accommodate everyone in regard to the education. She noted the Rules and Regulations required courses and seminars be approved prior to advertising. The motion made in the September meeting allowed providers to advertise the offerings prior to Board approval. Newell read the section 004.01 from the Rules and Regulations.

Newell moved to amend the motion "The Nebraska Real Estate Appraiser Board adopt the policy for any continuing education offered after January 1, 2006, be resubmitted for Board approval a minimum of 60 days prior to the date the education is to be taught and the fee associated with the seminar will be based on the renewal fee and furthermore, the seminars can be advertised prior to Board approval" to "The Nebraska Real Estate Appraiser Board adopt the policy for any continuing education offered after January 1, 2006, be resubmitted for Board approval a minimum of 60 days prior to the date the education is to be taught and the fee associated with the seminar will be based on the renewal fee." Kroeger seconded the motion. The motion carried with Bain, Kroeger, Newell, Kalkowski and Stoeber voting aye.

## **Statute – Rules & Regulations**

Board member Bain asked to correct the statement made in June regarding the Board's ability to lobby. Bain stated he spoke with Frank Daley from Accountability and Disclosure. Daley said the Board could do about anything we wanted to in order to get a bill passed. Whatever we need to do, we can do, according to Mr. Daley. Chairman Stoeber indicated the Board would receive guidance as needed in the process.

Bain asked to have clarification regarding the Statute and Rules and Regulations committee. He asked if it had been disbanded. Chairman Stoeber explained after the final report had been given by Cay Lacey, the Board has taken into consideration all of the input. Kroeger explained the Board has received the information and will move forward as the Board to make the necessary changes but that the committee was disbanded.

## **NEW BUSINESS**

Chairman Stoeber announced there was no new business for this meeting.

## **GENERAL PUBLIC COMMENTS**

### **Letter from Philip Erdman**

The Board received a letter from Philip Erdman asking the Board to reconsider its decision regarding the firm date vs. the segmented date for the 2008 AQB Criteria Implementation in Nebraska. Chairman Stoeber explained the Board had participated in numerous discussions at various meetings and the issue is confusing. The Board had not received any input regarding the decision of the scenarios. Stoeber continued the Board had voted on the decision and was now receiving some input.

### **Letter from Jan Anderson**

The Board received a letter from Jan Anderson regarding the firm date vs. segmented date for the implementation.

Kroeger suggested the Board read the letters received and place the item on the agenda for the November meeting. The Board may reconsider the firm date vs. segmented date for implementation if additional comments are received.

The Board took a fifteen minute recess.

At 10:10 a.m., Vice Chairman Kroeger moved that the Board go into Executive Session for the purpose of reviewing qualifications of applicants and consideration of written complaints. A closed session is clearly necessary for the prevention of needless injury to the reputation of the individual or individuals involved in the personal matters relating to applications to be reviewed, performance and disciplinary matters to be considered and personnel matters. Newell seconded the motion. The motion carried with Kalkowski, Bain, Kroeger, Newell and Stoeber voting aye.

Kroeger moved the Appraiser Board come out of closed session at 10:41 a.m. Bain seconded the motion. The motion carried with Newell, Kalkowski, Bain, Kroeger and Stoeber voting aye.

### **APPLICANTS**

Newell moved to approve the following applications:

#### **Registered**

R510 John Thomas Dunn  
R511 Scott G. Harsh  
R512 Cheryl Lynn Stratman  
R513 David Joseph Hannon  
R10051 Gary Kevin Corcoran  
R10052 Joan M. Goodrich

#### **Licensed**

L411 Stephen J. Folmer  
L520 Larry Fox

#### **Certified Residential**

CR513 Mickey A. Tuttle

Newell continued with the following:

L10051 – applicant needs to take the 2 day tested National USPAP – application denied  
L10052 – send reports out for review of USPAP compliance  
L10053 – experience log does not meet criteria-application denied  
L600 – send reports out for review of USPAP compliance  
L10054 – send reports out for review of USPAP compliance  
L10055 – experience log is incomplete-application denied  
L521 – application is incomplete-denied

Kroeger seconded the motion. The motion carried with Kalkowski, Bain, Kroeger, Newell and Stoeber voting aye.

Newell moved the following:

**Certified General**

CG10051 – send reports out for review of USPAP compliance

Kalkowski seconded the motion. The motion carried with Bain, Newell, Kalkowski and Stoeber voting aye. Kroeger abstained.

**PERSONNEL**

Newell moved to ratify the Agency Director's and Chairman's decision to dismiss at-will employment of Connie Snider, Staff Assistant II, with the effective date of October 11, 2005. Kroeger seconded the motion. The motion carried with Kroeger, Newell, Bain, Kalkowski and Stoeber voting aye.

Kroeger moved to authorize the Agency Director and the Chairman to hire a Staff Assistant for the Director. Bain seconded the motion. The motion carried with Newell, Bain, Kalkowski, Kroeger and Stoeber voting aye.

The meeting was adjourned at 10:50 a.m.

Respectfully Submitted,

Jill Ekstein  
Director

These minutes were available for public inspection on October 24, 2005, in compliance with Nebraska Statute §84-1413(5).